



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ९, अंक १३]

गुरुवार ते बुधवार, एप्रिल ६-१२, २०२३/चैत्र १६-२२, शके १९४५

[पृष्ठे १३, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ९६.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १३ मार्च, २०२३

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम १९६६.

अधिसूचना

क्रमांक टिपीएस-२४१८-१०५३-प्र.क्र.३२१ (ब)-ई.पी. मंजुरी-२०१८-नवि-०९ :—

ज्याअर्थी, महादुला नगर पंचायत, महादुला जिल्हा नागपूर (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधिले आहे.) या नियोजन प्राधिकरणाने महादुला नगर पंचायतीची प्रारूप विकास योजना (यापुढे “उक्त विकास योजना” असे संबोधिले आहे.) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधिले आहे.) चे कलम २६ अन्वये प्रसिध्द करून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नागपूर विभागीय पुरवणी, भाग-१-अ मध्ये दि. १० ते १६ ऑगस्ट, २०१७ रोजी प्रसिध्द केली आहे;

आणि ज्याअर्थी, उक्त विकास योजनेवर विहीत मुदतीत प्राप्त झालेल्या सूचना / हरकतदारांना सुनावणी देऊन उक्त अधिनियमाच्या कलम २८ (२) अन्वये नियुक्त केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे दि. २० मार्च २०१८ रोजी सादर केला आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त विकास योजना उक्त अधिनियमाच्या कलम २८ (४) अन्वये जनतेच्या अवलोकनार्थ प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नागपूर विभागीय पुरवणी, भाग-१अ मध्ये दि. ०७ मे २०१८ रोजी पृष्ठ क्र.०१ ते ०३ वर प्रसिध्द केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम १ मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने उक्त विकास योजना पत्र क्र.न. पं. महादुला-प्रा.वि.यो.-कलम ३०/०६, दि.२२ मे २०१८ अन्वये शासनास मंजुरीस्तव सादर केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजनेबाबत आवश्यक त्या चौकशीनंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर, शासनाने उक्त विकास योजना अधिसूचना क्र. टिपीएस- २४१८-१०५३/प्र.क्र.३२१(अ)/ २०१८/नवि-९, दि. ३१ जानेवारी २०१९ अन्वये, त्यासोबतच्या परिशिष्ट- “अ” मधील बदलांसह भागशः मंजूर केली आहे आणि उर्वरित सारभूत स्वरूपाच्या वगळलेल्या फेरबदलांबाबत सूचना क्र. टिपीएस-२४१८/१०५३/प्र.क्र.३२१ (ब)/(ईपी प्रसिध्द)/२०१८/नवि- ९, दि. ३१ जानेवारी २०१९ अन्वये, त्यासोबतच्या परिशिष्ट - “ब” मध्ये नमूद ई.पी. ०१ ते ई.पी. ०६ वर जनतेच्या हरकती/सूचना मागविण्यासाठी प्रसिध्द केली आहे. (यापुढे “उक्त सूचना” असे संबोधिले आहे.) विहीत मुदतीत जनतेकडून प्राप्त हरकती / सूचनांवर सुनावणी देऊन त्यावरील अहवाल शासनास सादर करणेसाठी सहसंचालक, नगर रचना, नागपूर विभाग, नागपूर यांची अधिकारी म्हणून (यापुढे “उक्त अधिकारी” असे संबोधिले आहे.) उक्त सूचनेद्वारे नियुक्ती केली आहे. (यापुढे “उक्त वगळलेले क्षेत्र” असे संबोधिले आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त अधिकारी यांनी उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेच्या अनुषंगाने विहीत मुदतीत प्राप्त हरकती/सूचनांवर सुनावणी देऊन त्यावरील त्यांचा अहवाल पत्र क्र. १३३६, दि. ०७ सप्टेंबर २०१९ अन्वये शासनास सादर केला असून त्यावर संचालक, नगर रचना यांनी दि. १२ फेब्रुवारी २०२० रोजीच्या पत्रान्वये अहवाल सादर केला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील सुधारित तरतुदीनुसार, उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेच्या अनुषंगाने उक्त अधिकारी यांनी, उक्त अधिनियमाच्या कलम ३१ अन्वये शासनास सादर केलेल्या अहवालाच्या दिनांकापासून कमाल एक वर्षाच्या कालावधीत उक्त वगळलेल्या क्षेत्राची प्रारूप विकास योजना शासनाने मंजूर करणे आवश्यक आहे ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२० (२०२० चा महा.१९ वा) द्वारे, उक्त अधिनियमाच्या कलम १४८-क मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदींप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये उद्भवणा-या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणांनुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे ;

आणि ज्याअर्थी, महाराष्ट्र राज्यात शासनाने दि. २३ मार्च २०२० पासून ते ३१ मार्च २०२२ पर्यंत कोविड-१९ विषाणूच्या प्रादुर्भावामुळे जाहीर केलेला टाळेबंदीचा कालावधी उक्त अधिनियमाचे कलम १४८ (क) नुसार वगळणे आवश्यक आहे;

आता, त्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार तसेच इतर अनुषंगिक शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :-

(अ) महादुला नगर पंचायतीच्या उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेस, सोबतच्या परिशिष्ट-अ मधील बदलांसह मंजुरी देण्यात येत आहे.

(ब) सोबतच्या परिशिष्ट-अ प्रमाणे महादुला नगर पंचायतीच्या उक्त वगळलेल्या क्षेत्राची विकास योजना, सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांनंतर अंमलात येईल.

SCHEDULE- A

Substantial Modifications Sanctioned by The Government U/s 31(I) of Maharashtra Regional & Town Planning Act, 1966 (Development Plan of Mahadula Dist., Nagpur)

ACCOMPANIMENT TO THE GOVERNMENT NOTICE

No. TPS-2418/1053/C.R.321(B)/2018/E.P. SANCTION/UD-09

Dated: - 13th March, 2023.

Sr. No.	Excluded Part	Proposal as per Development Plan published U/s 26 of the M.R. & T.P. Act, 1966.	Proposal as per Development Plan submitted to the Govt. for sanction U/s 30 of the M.R. & T.P. Act, 1966.	Modification of substantial nature as proposed by Govt. U/s 31(1) of the M.R. & T.P. Act, 1966.	Substantial Modifications Sanctioned by the Government U/s 31(1) of the M.R. & T.P. Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)
1.	EP-1	Site No. 19-Play Ground	Site No. 19-Play Ground is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Site No. 19-Play Ground is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
2.	EP-2	Site No. 04-Kabristan	Site No. 04-Kabristan, Public Utility and Agriculture Zone is proposed to be deleted from Reservation, Public Utility and Agriculture Zone and land are proposed to be included in Mhada Housing Zone as shown on plan.	3. Site No. 04 "Kabristan" is proposed to be deleted & proposed to be included in New Site No. 4A "Mhada Housing" reservation as shown on plan. 4. Site No. 03 Cremation Ground is proposed to be extended upto Northern boundary of Survey No. 98 as shown on the plan & divided in two Reservations. ii. Site No. 03 Cremation Ground are measuring 0.41 Ha. & remaining area is proposed to be reserved & as Site No. 04 Kabristan as shown on plan.	Sanctioned as proposed.
3.	EP-3	—	—	Survey No. 45-is proposed to be shown as Water Bodies & proposed to be the width of Green Belt along the Water Bodies shall be considered as 50 mtrs.	The Green Belt of 50 Meter is shown along the alignment of Earthen Bund of Maharashtra State Power Generation Company LTD. as shown on plan.
4.	EP-4	18.00 mt. wide road towards Ghogali Village	—	18.00 mt. wide road is proposed to be increased 24.00 mt. wide.	Sanctioned as proposed.

SCHEDULE- A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
5.	EP-5	—	—	<p>In Development Control and Promotion Regulations, 2013 Regulation No. 22.5 A- Green Belt is proposed to be included in Regulation No. 22.5 for Land Use Classification as follows :—</p> <p>22.5. A Green Belt :—</p> <p>Following uses shall be permissible</p> <p>ii. Agriculture,</p> <p>ix. Tree Plantation, Gardens, Landscaping Public Park Landscaping, Forstry and Nursery etc.</p> <p>x. River front development by Nagar Panchayat or any institution authorized on behalf on Nagar Panchayat.</p> <p>xi. Development of pedestrian pathways, jogging track, cycle track, boat club <i>etc.</i></p> <p>xii. Swimming pool, club house, recreational facilities after leaving marginal distance of 15m. belt along river bank and 9.0 m. from river and Nalas, respectively subject to FSI of 10% with ground floor structure only.</p> <p>xiii. Public toilets as per requirement.</p> <p>xiv. Recreational open space of any layout/sub-division/development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15.00 mt. and 9.0 mt. from river and Nalas, respectively, (clarification—it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such Green Belt Zone.).</p> <p>The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as Mentioned above.</p> <p>If the land under green belt zone, excepting open space therein if any, is required by Chief Officer for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.</p>	<p>Unified Development Control and Promotion Regulations for Maharashtra State are sanctioned by The State Government <i>vide</i> Notification No. TPS-1818-C.R.236-18-D.P. & R.P.-Sec. 37 (IAA) (C) & Sec. 20(4)-UD-13, dated 02 December 2020 and as amended from time to time shall be applicable to the said development plan.</p>

SCHEDULE- A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)												
				<p>Provided that, FSI of such land under Green Belt Zone shall be permissible only after handing over such land to the Nagar Panchayat free of cost and free from encumbrances.</p> <p>The Side/rear marginal distances for the proposed building adjoining to river/Nala shall be maximum of side/rear marginal distance, to be measured from river/Nala, as required according to height of building or 4.5 mt. from the dividing line between green belt zone and the other developable zone.</p>													
6.	EP-6	—	—	<p>In Development Control and Promotion Regulations, 2013 Regulation No. 12.5 A-(a) Development Along Highways/Classified Roads—(b) Width of roads to be considered while granting development permissions is proposed to be included in Regulation No. 12.5 for Access from the Highway/Classified Road as follows :—</p> <p>12.5. A</p> <p>(a) Development Along Highways/Classified Roads (a) :—</p> <p>The development along the highways shall be subject to the provisions of State Highway Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.</p> <p>A service road of 12m. wide shall be provided along State and National Highways on both sides. These service roads may not be provided in piecemeal where authorized development/construction have already taken place without the provisions of service road.</p> <p>(b) Width of roads to be considered while granting development permissions as mentioned in table given below :—</p> <table><tr><th>Sr. No.</th><th>Category of Road</th><th>width of Road</th><th>Remark</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th><th>(4)</th></tr><tr><td>1</td><td>National Highway</td><td>60 mt.</td><td>Width inclusive of 12 mt. service road on both side</td></tr></table>	Sr. No.	Category of Road	width of Road	Remark	(1)	(2)	(3)	(4)	1	National Highway	60 mt.	Width inclusive of 12 mt. service road on both side	<p>Unified Development Control and Pomotion Regulations for Maharashtra State are sanctioned by The State Government vide Notification No. TPS-1818-C.R.236-18-D.P. & R.P.-Sec. 37 (IAA) (C) & Sec. 20(4)-UD-13, dated 02 December 2020 and as amended from time to time shall be applicable to the said development plan.</p>
Sr. No.	Category of Road	width of Road	Remark														
(1)	(2)	(3)	(4)														
1	National Highway	60 mt.	Width inclusive of 12 mt. service road on both side														

SCHEDULE- A—Contd.

(1) (2) (3) (4) (5) (6)

Table—Contd.

(1)	(2)	(3)	(4)
2	State Highway	45 mt.	Width inclusive of 9.0 mt. service road on both side
3	Major Dist Road	24 mt.	No service road required
4	Other Dist Road	18 mt.	No service road required
5	Village Road	15 mt.	No service road required

Note : (1) If the width of any existing road is more than what is specified in above table then the greater width shall prevail.

(2) The above widths of road are subject to vary according to guidelines or circulars issued by the respective department.

- (१) शासनाने सदर अधिसूचनेनुसार मंजूर केलेली उक्त वगळलेल्या क्षेत्राची विकास योजना जनतेच्या अवलोकनार्थ मुख्याधिकारी, महादुला नगर पंचायत, महादुला, जि. नागपूर यांचे कार्यालयात, कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत, सदर विकास योजना अंमलात आल्याच्या तारखेपासून एक महिन्याच्या कालावधीसाठी उपलब्ध राहील.
- (२) सदर अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे/नियम) या संकेतस्थळावर उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

देवदत्त रहाणे
कार्यासन अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ९७.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032, Date - 13th March, 2023.

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

NOTIFICATION

No.TPS-2418-1053-CR-321(B)-E.P. Sanction-2018-UD-9:—

Whereas, the Mahadula Nagar Panchayat, District Nagpur (hereinafter referred to as "the said Planning Authority"), being Planning Authority has published Draft Development Plan of the Mahadula Nagar Panchayat, District Nagpur (hereinafter

referred to as "the said Draft Development Plan") under Section 26 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act"), and published a notice to that effect in the Maharashtra Government Gazette Nagpur Division Supplement, Part-1A, dated 10th to 16th August 2017;

And whereas, after giving hearing to the suggestions/objections received within stipulated time in respect of the said Development Plan, the Planning Committee set up under Section 28(2) of the said Act, has submitted its report to the said Planning Authority on 20 March 2018;

And whereas, the said Planning Authority has published the said Development Plan under Section 28(4) of the said Act, for information of the public and published a notice to that effect in the Maharashtra Government Gazette, Nagpur Division Supplement, Part-1A, dated 07 May 2018 on Page No. 01 to 03;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan *vide* its letter No. न.पं.महादुला-प्रा.वि.यो.-कलम ३०-०६, dated 22nd May, 2018 the Government for sanction;

And whereas, in accordance with provisions of Section 31(1) of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government has sanctioned the said Development Plan Partly *vide* Notification No.TPS-2418-1053-CR-321(A)-2018-UD-9 dated 31st January 2019, with modification as specified in the Schedule-A appended thereto and published a Notice No.TPS-2418-1053-CR-321(B)-E.P. Published-2018-UD-19, dated 31st January 2019 in respect of remaining excluded modifications of substantial nature, mentioned and specified as E.P.01 to E.P.06 in the Schedule-B appended thereto, for inviting suggestions/objections from public (hereinafter referred to as "the said Notice") and appointed Joint Director of Town Planning, Nagpur Division, Nagpur as an Officer (hereinafter referred to as "the said Officer") to hear the suggestions/objections received from Public within stipulated time and submit a report to the Government (hereinafter referred to as "the said Excluded Part");

And whereas, as per the provisions of Section 31(1) of the said Act, the said Officer, after giving hearing to the suggestions/objections received within stipulated time in respect of draft Development Plan of the said Excluded Part, has submitted his report *vide* his letter No.1336, dated 07th September 2019 to the Government and Director of Town Planning, has submitted his report *vide* letter date 12th February 2020;

And whereas, in accordance with the amended provisions of section 31(1) of the said Act, the State Government is required to sanction the Excluded Part of the said Development Plan within one year from the date of receipt of the report submitted by the said Officer under Section 31 of the said Act;

And whereas, in accordance with the amended provisions of Section 148-A of the said Act, *vide* the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Mah.XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded;

And whereas, the period of lockdown declared due to spread of Covid-19 virus in the State of Maharashtra, by the Government from 23rd March 2020 to 31st March 2022 shall be excluded as per Section 148-A of the said Act;

Now, therefore, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, in exercise of the powers conferred by Section 31(1) of the said Act and all other powers enabling it in that behalf, the Government passes following order :—

- (a) The draft Development Plan of the said Excluded Part of Mahadula Nagar Panchayat, District Nagpur is sanctioned with modifications as specified in the Schedule-A appended hereto.

(b) The date one month after the date of publication of this notification in the Official Gazette is fixed as the date of coming into force of the said Development Plan of Excluded Part of Mahadula Nagar Panchayat, District Nagpur as described in the *Schedule-A* appended hereto.

SCHEDULE- A

Substantial Modifications Sanctioned By The Government U/s 31(I) of Maharashtra Regional & Town Planning Act, 1966 (Development Plan of Mahadula Dist., Nagpur)

ACCOMPANIMENT TO THE GOVERNMENT NOTICE

No. TPS-2418/1053/C.R.321(B)/2018/E.P. SANCTION/UD-09

Dated: - 13th March, 2023.

Sr. No.	Excluded Part	Proposal as per Development Plan published U/s 26 of the M.R. & T.P. Act, 1966.	Proposal as per Development Plan submitted to the Govt. for sanction U/s 30 of the M.R. & T.P. Act, 1966.	Modification of substantial nature as proposed by Govt. U/s 31(1) of the M.R. & T.P. Act, 1966.	Substantial Modifications Sanctioned by the Government U/s 31(1) of the M.R. & T.P. Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)
1.	EP-1	Site No. 19-Play Ground	Site No. 19-Play Ground is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Site No. 19-Play Ground is proposed to be deleted from Reservation and land so released from reservation is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
2.	EP-2	Site No. 04-Kabristan	Site No. 04-Kabristan, Public Utility and Agriculture Zone is proposed to be deleted from Reservation, Public Utility and Agriculture Zone and land are proposed to be included in Mhada Housing Zone as shown on plan.	1. Site No. 04 "Kabristan" is proposed to be deleted & proposed to be included in New Site No. 4A "Mhada Housing" reservation as shown on plan. 2. Site No. 03 Cremation Ground is proposed to be extended upto Northern boundary of Survey No. 98 as shown on the plan & divided in two Reservations. i. Site No. 03 Cremation Ground area admeasuring 0.41 Ha. & remaining area is proposed to be reserve & as Site No. 04 Kabristan as shown on plan.	Sanctioned as proposed.
3.	EP-3	—	—	Survey No. 45-is proposed to be shown as Water Bodies & proposed to be the width of Green Belt along the Water Bodies shall be consider as 50 mtrs.	The Green Belt of 50 Meter is shown along the alignment of Earthen Bund of Maharashtra State Power Generation Company Ltd. as shown on plan.

SCHEDULE- A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
4.	EP-4	18.00 mt. wide road towards Ghogali Village	—	18.00 mt. wide road is proposed to be increase 24.00 mt. wide.	
5.	EP-5	—	—	<p>In Development Control and Promotion Regulations, 2013 Regulation No. 22.5 A- Green Belt is proposed to be included in Regulation No. 22.5 for Land Use Classification as follows :—</p> <p>22.5. A <i>Green Belt</i> :—</p> <p>Following uses shall be permissible</p> <ol style="list-style-type: none"> Agriculture, Tree Plantation, Gardens, Landscaping Public Park Landscaping, Forstry and Nursery <i>etc.</i> River front development by Nagar Panchayat or any institution authorized on behalf on Nagar Panchayat. Development of pedestrian pathways, jogging track, cycle track, boat club <i>etc.</i> Swimming pool, club house, recreational facilities after leaving marginal distance of 15m. belt along river bank and 9.0 mt. from river and Nalas, respectively subject to FSI of 10% with ground floor structure only. Public toilets as per requirement. Recreational open space of any layout/sub-division/development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15.00 mt. and 9.0 mt. from river and Nalas, respectively, (clarification—it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such Green Belt Zone.) 	<p>Unified Developemnt Control and Promotion Regulations for Maharashtra State are sanctioned by The State Government <i>vide</i> Notification No. TPS-1818-C.R.236-18-D.P.& R.P.-Sec. 37 (IAA) (C) & Sec. 20(4)-UD-13, dated 02nd December 2020 and as amended from time to time shall be applicable to the said development plan.</p>

SCHEDULE- A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
				<p>The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as Mentioned above.</p> <p>If the land under green belt zone, excepting open space therein if any, is required by Chief Officer for the public purposes mentioned above, the owner shall hand over for the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.</p> <p>Provided that, FSI of such land under Green Belt Zone shall be permissible only after handing over such land to the Nagar Panchayat free of cost and free from encumbrances.</p> <p>The Side/rear marginal distances for the proposed building adjoining to river/Nala shall be maximum of side/rear marginal distance, to be measured from river/Nala, as required according to height of building or 4.5 mt. from the dividing line between green belt zone and the other developable zone.</p>	
6.	EP-6	—	<p>In Development Control and Promotion Regulations, 2013 Regulation No. 12.5 A- (a) Development Along Highways/Classified Roads—(b) Width of roads to be considered while granting development permissions is proposed to be included in Regulation No. 12.5 for the Highway/Classified Road as follows :—</p> <p>12.5. A</p> <p>(a) Development Along Highways/ Classified Roads (a) :—</p> <p>The development along the highways shall be subject to the provisions of State Highway Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.</p> <p>A service road of 12 mt. wide shall be provided along State and National Highways on both sides. These service roads may not be provided in piecemeal where authorized development/construction have already taken place without the provisions of service road.</p>	<p>Unified Development Control and Promotion Regulations for Maharashtra State are sanctioned by The State Government vide Notification No. TPS-1818-C.R.236-18-D.P. & R.P.-Sec. 37 (IAA) (C) & Sec. 20(4)-UD-13, dated 02nd December 2020 and as amended from time to time shall be applicable to the said development plan.</p>	

SCHEDULE- A—Contd.

(1) (2) (3) (4) (5) (6)

(b) Width of roads to be considered while granting development permissions as mentioned in table given below :—

Sr. No.	Category of Road	width of Road	Remark
(1)	(2)	(3)	(4)
1	National Highway	60 mt.	Width inclusive of 12 mt. service road on both side
2	State Highway	45 mt.	Width inclusive of 9.0 mt. service road on both side
3	Major Dist Road	24 mt.	No service road required
4	Other Dist Road	18 mt.	No service road required
5	Village Road	15 mt.	No service road required

Note : (1) If the width of any existing road is more than what is specified in above table then the greater width shall prevail.

(2) The above widths of road are subject to vary according to guidelines or circulars issued by the respective department.

(1) The Plan showing Development Plan of the said Excluded Part of substantial nature, as sanctioned by the Government *vide* this notification shall be kept open for inspection by the general public, during office hours of working days for a period of one month from the date of coming into force of this Development Plan, in the office of the Chief Officer, Mahadula Nagar Panchayat, Mahadula District Nagpur.

(2) This notification is available on the Government of Maharashtra website www.maharashtra.gov.in (Acts/Rules).

By order and in the name of the Governor of Maharashtra,

DEODATTA RAHANE,
Desk Officer.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ९८.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १७ फेब्रुवारी, २०२३

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम १९६६.

शुद्धीपत्रक

क्रमांक टिपीएस-२४२१-२५४-प्र.क्र.१७६-२०२२-नवि-०९ :-

ज्याअर्थी, नागपूर प्राथमिक नगर रचना परियोजना क्र. १ (मौजे पारडी, भरतवाडा, पुनापुर व भांडेवाडी) (यापुढे जिचा उल्लेख “उक्त प्राथमिक परियोजना” असा करण्यात आला आहे) शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-२४१८-शिकाना-९-प्र.क्र.२८१-२०१८-नवि-९, दि. २१ ऑक्टोबर २०२१ रोजी महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) चे कलम ८६ उपकलम (१)(क) मधील तरतुदीनुसार मंजूर आहे ;

आणि ज्याअर्थी, उक्त प्राथमिक नगर रचना परियोजना क्र. १ चे अधिसूचनेसोबत जोडलेल्या परिशिष्ट-१ मध्ये नमूद बदलासह मंजूर असून सदर मंजूरीच्या अनुषंगाने परिशिष्ट - १ मध्ये नमूद अनुक्रमांक ४५ मधील अंतिम भूखंड क्र. ४३८ मध्ये दुरुस्ती करणे आवश्यक आहे, त्यानुसार खालीलप्रमाणे दुरुस्ती करण्यात येत आहे ;

प्रसिद्धी प्रमाणे

दुरुस्ती प्रमाणे

Sr. No.	Khasara No.	Original Plot No.	Final Plot No.	Modification sanctioned by the Government under Section 86(2) of the M. R. & T.P. Act, 1966	Original Plot No.	Final Plot No.	Modification sanctioned by the Government under Section 86(2) of the M. R. & T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(1)	(2)	(3)
45	47/1/C, 47/2, 46/4, 46/4/C	230/1+ 231/4	438	Site No. 438 EWS is partly deleted and its some portion is included in F.P. No. 229/2 & remaining area is re-designated as Housing for Dishoused.	230/1+ 231/4	438	Site No. 438 area designated as housing for dishoused is deleted & included in Residential Zone.

उपरोक्त दुरुस्तीनुसार अंतिम नगर रचना योजनेत आवश्यक ते फेरबदल करणेची कार्यवाही लवाद यांनी करावी.

सदरचे शुद्धीपत्रक शासनाच्या www.maharashtrgov.in (Asis & Rules) या संकेतस्थळावर प्रसिद्ध करण्यात येईल ;

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

देवदत्त रहाणे,
कार्यासन अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ९९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032, Date - 17th February, 2023.

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

CORRIGENDUM

No.TPS-2421-254-CR-176-2022-UD-9:-

Whereas, the Preliminary Town Planning Scheme No. 1 (Mouje Pardi, Bharatwada, Punapur & Bhandewadi) (hereinafter referred to as "the said Draft Scheme") has been sanctioned by the Government vide Urban Development Department's Notifica-

tion No. TPS-2418-Nag.Camp-9-C.R.281-2018-UD-9, Dated the 21/10/2021 under sub-section (1) (c) of the Section 86 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act")

And whereas, the said Preliminary Town Planning Scheme No. 1 is approved with amendment in the schedule 1 with the notification and in accordance with the said approval it is necessary to do correction in schedule 1, Sr. No. 45, final plot No. 438 and accordingly the correction are remained out as under;

प्रसिद्धी प्रमाणे					दुरुस्ती प्रमाणे		
Sr. No.	Khasara No.	Original Plot No.	Final Plot No.	Modification sanctioned by the Government under Section 86(2) of the M. R. & T.P. Act, 1966	Original Plot No.	Final Plot No.	Modification sanctioned by the Government under Section 86(2) of the M. R. & T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(1)	(2)	(3)
45	47/1/C, 47/2, 46/4, 46/4/C	230/1+ 231/4	438	Site No. 438 EWS is partly deleted and its some portion is included in F.P. No. 229/2 & remaining area is re-designated as Housing for Dishoused.	230/1+ 231/4	438	(i) Site No. 438 area designated as housing for dishoused is deleted & included in Residential Zone.

As per above correction Arbitrator should do necessary corrections and modifications in the final Town Planning Scheme.

This corrigendum shall also be published on the Govt. website www.maharashtra.gov.in (Acts/Rules);

By order and in the name of the Governor of Maharashtra,

DEODATTA RAHANE,
Desk Officer.